

Fill in this information to identify the case:

United States Bankruptcy Court for the:

District of \_\_\_\_\_  
(State)Case number (if known): \_\_\_\_\_ Chapter 11CLERK  
U.S. BANKRUPTCY COURT  
EASTERN DISTRICT OF  
NEW YORK2023 MAY 19 P 3:31 ☐ Check if this is an  
amended filing

RECEIVED

## Official Form 201

## Voluntary Petition for Non-Individuals Filing for Bankruptcy

04/22

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and the case number (if known). For more information, a separate document, Instructions for Bankruptcy Forms for Non-Individuals, is available.

1. Debtor's name

463 CLASSON Ave HDPC Block/LOT  
1985/052. All other names debtor used  
in the last 8 yearsInclude any assumed names,  
trade names, and doing business  
as names3. Debtor's federal Employer  
Identification Number (EIN)11-3139741

4. Debtor's address

Principal place of business

Number Street  
463 CLASSON Ave  
Ron Banks President  
BKLYN, NY 11238  
City State ZIP CodeCounty KingsMailing address, if different from principal place  
of businessNumber Street  
200 West 136th St 2B  
Integrated Concepts  
P.O. Box  
NYC, NY 10030  
City State ZIP CodeLocation of principal assets, if different from  
principal place of businessNumber Street  
\_\_\_\_\_  
City State ZIP Code

5. Debtor's website (URL)

IRAESKI2@gmail.com

Debtor

Name

463 Clarkson Ave HPC

Case number (if known) \_\_\_\_\_

## 6. Type of debtor

- ☐ Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))  
☐ Partnership (excluding LLP)  
☒ Other. Specify: Housing Development Fund Corporation

## 7. Describe debtor's business

## A. Check one:

- ☐ Health Care Business (as defined in 11 U.S.C. § 101(27A))  
☒ Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))  
☐ Railroad (as defined in 11 U.S.C. § 101(44))  
☐ Stockbroker (as defined in 11 U.S.C. § 101(53A))  
☐ Commodity Broker (as defined in 11 U.S.C. § 101(6))  
☐ Clearing Bank (as defined in 11 U.S.C. § 781(3))  
☐ None of the above

## B. Check all that apply:

- ☐ Tax-exempt entity (as described in 26 U.S.C. § 501)  
☐ Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. § 80a-3)  
☐ Investment advisor (as defined in 15 U.S.C. § 80b-2(a)(11))

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor. See <http://www.uscourts.gov/four-digit-national-association-naics-codes>.

## 8. Under which chapter of the Bankruptcy Code is the debtor filing?

## Check one:

- ☐ Chapter 7  
☐ Chapter 9  
☒ Chapter 11. Check all that apply:

- ☐ Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$3,024,725 (amount subject to adjustment on 4/01/25 and every 3 years after that).  
☐ The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). If the debtor is a small business debtor, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if all of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).  
☐ The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D), and it chooses to proceed under Subchapter V of Chapter 11.  
☐ A plan is being filed with this petition.  
☐ Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).  
☐ The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the Attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11 (Official Form 201A) with this form.  
☐ The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

☐ Chapter 12

## 9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?

☒ No

☐ Yes. District \_\_\_\_\_ When \_\_\_\_\_ Case number \_\_\_\_\_  
 MM / DD / YYYY  
 District \_\_\_\_\_ When \_\_\_\_\_ Case number \_\_\_\_\_  
 MM / DD / YYYY

If more than 2 cases, attach a separate list.

Debtor

Name

463 Classon Ave HOF

Case number (if known)

**10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?**

List all cases. If more than 1, attach a separate list.

☒ No☐ Yes.

Debtor

Relationship

District

When

MM / DD / YYYY

Case number, if known

**11. Why is the case filed in this district?**

Check all that apply:

☒

Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.

☐

A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

**12. Does the debtor own or have possession of any real property or personal property that needs immediate attention?**

☒ No☐ Yes.

Answer below for each property that needs immediate attention. Attach additional sheets if needed.

**Why does the property need immediate attention? (Check all that apply.)**

☐

It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.

What is the hazard? \_\_\_\_\_

☐

It needs to be physically secured or protected from the weather.

☐

It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).

☐

Other \_\_\_\_\_

**Where is the property?**

Number

Street

City

State ZIP Code

**Is the property insured?**

☒

No

☐

Yes. Insurance agency \_\_\_\_\_

Contact name

Phone

**Statistical and administrative information**

**13. Debtor's estimation of available funds**

Check one:

☒

Funds will be available for distribution to unsecured creditors.

☐

After any administrative expenses are paid, no funds will be available for distribution to unsecured creditors.

**14. Estimated number of creditors**

☐ 1-49☐ 50-99☐ 100-199☐ 200-999☐ 1,000-5,000☐ 5,001-10,000☐ 10,001-25,000☐ 25,001-50,000☐ 50,001-100,000☒ More than 100,000

Debtor

Name

463 Clason Ave HDEC

Case number (if known)

## 16. Estimated assets

- ☐ \$0-\$50,000  
☐ \$50,001-\$100,000  
☐ \$100,001-\$500,000  
☐ \$500,001-\$1 million

- ☒ \$1,000,001-\$10 million  
☐ \$10,000,001-\$50 million  
☐ \$50,000,001-\$100 million  
☐ \$100,000,001-\$500 million

- ☐ \$500,000,001-\$1 billion  
☐ \$1,000,000,001-\$10 billion  
☐ \$10,000,000,001-\$50 billion  
☐ More than \$50 billion

## 16. Estimated liabilities

- ☐ \$0-\$50,000  
☐ \$50,001-\$100,000  
☐ \$100,001-\$500,000  
☒ \$500,001-\$1 million

- ☐ \$1,000,001-\$10 million  
☐ \$10,000,001-\$50 million  
☐ \$50,000,001-\$100 million  
☐ \$100,000,001-\$500 million

- ☐ \$500,000,001-\$1 billion  
☐ \$1,000,000,001-\$10 billion  
☐ \$10,000,000,001-\$50 billion  
☐ More than \$50 billion

**Request for Relief, Declaration, and Signatures**

**WARNING –** Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

## 17. Declaration and signature of authorized representative of debtor

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on

MM / DD / YYYY

05/19/2023

X

Signature of authorized representative of debtor

Title

Manager / Consultant

Printed name

IRA. B. HEPBAND

## 18. Signature of attorney

X

Signature of attorney for debtor

Date

MM / DD / YYYY

Printed name

Firm name

Number Street

City

State

ZIP Code

Contact phone

Email address

Bar number

State

Fill in this information to identify the case:

Debtor name 463 Claason Ave HOFC  
 United States Bankruptcy Court for the: \_\_\_\_\_ District of \_\_\_\_\_  
 (State)  
 Case number (if known): \_\_\_\_\_

☐ Check if this is an amended filing

## Official Form 204

**Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders**

12/15

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an *insider*, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

Name of creditor and complete mailing address, including zip code	Name, telephone number, and email address of creditor contact	Nature of the claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of unsecured claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.	Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
1 Dept of Finance C.D.O.F				461,597.55			
2 Housing Preservation & Development (HPD)							
3 Environmental Control Bureau (ECB)							
4 Lien Solutions							
5 ERP (HPD)	100 Gold St NYC 10038						
6 New York City Law Dept.	100 Church St N.Y.C 10007						
7							
8							

Debtor

Name

Case number (if known)

Name of creditor and complete  
mailing address, including zip codeName, telephone number, and  
email address of creditor  
contactNature of the claim  
(for example, trade  
debts, bank loans,  
professional  
services, and  
government  
contracts)Indicate if  
claim is  
contingent,  
unliquidated,  
or disputed

Amount of unsecured claim

If the claim is fully unsecured, fill in only unsecured  
claim amount. If claim is partially secured, fill in  
total claim amount and deduction for value of  
collateral or setoff to calculate unsecured claim.Total claim, if  
partially  
securedDeduction for  
value of  
collateral or  
setoffUnsecured  
claim

9

10

11

12

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UNITED STATES BANKRUPTCY COURT  
EASTERN DISTRICT OF NEW YORK

In re:

Case No.  
Chapter463 Classon Ave. HDFC  
Debtor(s)DECLARATION OF PRO SE DEBTOR(S)

All individuals filing for bankruptcy pro se (without an attorney), must provide the following information:

Name of Debtor(s): 463 Classon Ave HDFC / Integrated Concept Housing Solutions  
 Address: 200 West 136th St Suite 2B NYC 10030  
 Email Address: IRAESKI2@GMAIL.COM IRAESKI2@GMAIL.COM  
 Phone Number: (646) 431-9007

CHECK THE APPROPRIATE RESPONSES:FILING FEE:☒ PAID THE FILING FEE IN FULL☐ APPLIED FOR INSTALLMENT PAYMENTS OR WAIVER OF THE FILING FEEPREVIOUS CASES FILED: 1. \_\_\_\_\_ 2. \_\_\_\_\_ 3. \_\_\_\_\_ASSISTANCE WITH PAPERWORK:☒ NO ASSISTANCE WITH PREPARATION OF/FILING PETITION AND SCHEDULES☐ HAD ASSISTANCE WITH PREPARATION OF/FILING PETITION AND SCHEDULES

If Debtor had assistance, the following information must be completed:

Name of individual who assisted: \_\_\_\_\_

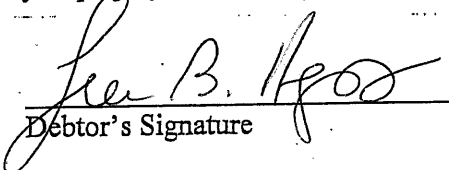
Address: \_\_\_\_\_

Phone Number: (\_\_\_\_) \_\_\_\_\_

Amount Paid for Assistance: \$ \_\_\_\_\_

I/We hereby declare the information above under the penalty of perjury.

Dated: 5-19-23

  
 Debtor's Signature
\_\_\_\_\_  
Joint Debtor's Signature

**UNITED STATES BANKRUPTCY COURT  
EASTERN DISTRICT OF NEW YORK**

www.nye.uscourts.gov

**STATEMENT PURSUANT TO LOCAL  
BANKRUPTCY RULE 1073-2(b)**

**DEBTOR(S):** 463 Classon Ave **CASE NO.:** \_\_\_\_\_

Pursuant to Local Bankruptcy Rule 1073-2(b), the debtor (or any other petitioner) hereby makes the following disclosure concerning Related Cases, to the petitioner's best knowledge, information and belief:

[NOTE: Cases shall be deemed "Related Cases" for purposes E.D.N.Y LBR 1073-1 and E.D.N.Y LBR 1073-2 if the earlier case was pending at any time within eight years before the filing of the new petition, and the debtors in such cases (i) are the same; (ii) are spouses or ex-spouses; (iii) are affiliates, as defined in 11 U.S.C. § 101(2); (iv) are general partners in the same partnership; (v) are a partnership and one more of its general partners; (vi) are partnerships which share one or more common general partners; or (vii) have, or within 180 days of the commencement of either of the Related Cases had, an interest in property that was or is included in the property of another estate under 11 U.S.C. § 541(a).]

☒ **NO RELATED CASE IS PENDING OR HAS BEEN PENDING AT ANY TIME.**

☐ **THE FOLLOWING RELATED CASE(S) IS PENDING OR HAS BEEN PENDING:**

1. **CASE NO.:** \_\_\_\_\_ **JUDGE:** \_\_\_\_\_ **DISTRICT/DIVISION:** \_\_\_\_\_

**CASE PENDING: (YES/NO):** \_\_\_\_\_ [If closed] **Date of Closing:** \_\_\_\_\_

**CURRENT STATUS OF RELATED CASE:** \_\_\_\_\_  
(Discharged/awaiting discharge, confirmed, dismissed, etc.)

**MANNER IN WHICH CASES ARE RELATED:** (Refer to NOTE above): \_\_\_\_\_

• **SCHEDULE A/B: PROPERTY "OFFICIAL FORM 106A/B - INDIVIDUAL" PART 1 (REAL PROPERTY):**

REAL PROPERTY AS LISTED IN DEBTOR'S SCHEDULE "A/B - PART 1" WHICH WAS ALSO LISTED IN SCHEDULE "A/B" OF RELATED CASES: \_\_\_\_\_

• **SCHEDULE A/B: ASSETS - REAL PROPERTY "OFFICIAL FORM 206A/B - NON-INDIVIDUAL" PART 9 (REAL PROPERTY):** REAL PROPERTY AS LISTED IN DEBTOR'S SCHEDULE "A/B - PART 9" WHICH WAS ALSO LISTED IN SCHEDULE "A/B" OF RELATED CASES: \_\_\_\_\_

2. **CASE NO.:** \_\_\_\_\_ **JUDGE:** \_\_\_\_\_ **DISTRICT/DIVISION:** \_\_\_\_\_

**CASE PENDING: (YES/NO):** \_\_\_\_\_ [If closed] **Date of Closing:** \_\_\_\_\_

**CURRENT STATUS OF RELATED CASE:** \_\_\_\_\_  
(Discharged/awaiting discharge, confirmed, dismissed, etc.)

**MANNER IN WHICH CASES ARE RELATED:** (Refer to NOTE above): \_\_\_\_\_

• **SCHEDULE A/B: PROPERTY "OFFICIAL FORM 106A/B - INDIVIDUAL" PART 1 (REAL PROPERTY):**

REAL PROPERTY AS LISTED IN DEBTOR'S SCHEDULE "A/B - PART 1" WHICH WAS ALSO LISTED IN SCHEDULE "A/B" OF RELATED CASES: \_\_\_\_\_

• **SCHEDULE A/B: ASSETS - REAL PROPERTY "OFFICIAL FORM 206A/B - NON-INDIVIDUAL" PART 9 (REAL PROPERTY):** REAL PROPERTY AS LISTED IN DEBTOR'S SCHEDULE "A/B - PART 9" WHICH WAS ALSO LISTED IN SCHEDULE "A/B" OF RELATED CASES: \_\_\_\_\_



[OVER]

## DISCLOSURE OF RELATED CASES (cont'd)

3. CASE NO.: \_\_\_\_\_ JUDGE: \_\_\_\_\_ DISTRICT/DIVISION: \_\_\_\_\_

CASE PENDING: (YES/NO): \_\_\_\_\_ [If closed] Date of Closing: \_\_\_\_\_

CURRENT STATUS OF RELATED CASE: \_\_\_\_\_  
(Discharged/awaiting discharge, confirmed, dismissed, etc.)

MANNER IN WHICH CASES ARE RELATED: (Refer to NOTE above): \_\_\_\_\_

- SCHEDULE A/B: PROPERTY "OFFICIAL FORM 106A/B - INDIVIDUAL" PART 1 (REAL PROPERTY):  
REAL PROPERTY AS LISTED IN DEBTOR'S SCHEDULE "A/B - PART 1" WHICH WAS ALSO LISTED IN SCHEDULE "A/B" OF RELATED CASES: \_\_\_\_\_
- SCHEDULE A/B: ASSETS - REAL PROPERTY "OFFICIAL FORM 206A/B - NON-INDIVIDUAL" PART 9 (REAL PROPERTY): REAL PROPERTY AS LISTED IN DEBTOR'S SCHEDULE "A/B - PART 9" WHICH WAS ALSO LISTED IN SCHEDULE "A/B" OF RELATED CASES: \_\_\_\_\_

NOTE: Pursuant to 11 U.S.C. § 109(g), certain individuals who have had prior cases dismissed within the preceding 180 days may not be eligible to be debtors. Such an individual will be required to file a statement in support of his/her eligibility to file.

## TO BE COMPLETED BY DEBTOR/PETITIONER'S ATTORNEY, AS APPLICABLE:

I am admitted to practice in the Eastern District of New York (Y/N): \_\_\_\_\_

CERTIFICATION (to be signed by pro-se debtor/petitioner or debtor/petitioner's attorney, as applicable):

I certify under penalty of perjury that the within bankruptcy case is not related to any case pending or pending at any time, except as indicated elsewhere on this form.

\_\_\_\_\_  
Signature of Debtor's Attorney\_\_\_\_\_  
Signature of Pro-se Debtor/Petitioner\_\_\_\_\_  
Mailing Address of Debtor/Petitioner\_\_\_\_\_  
City, State, Zip Code\_\_\_\_\_  
Email Address\_\_\_\_\_  
Area Code and Telephone Number

Failure to fully and truthfully provide all information required by the E.D.N.Y LBR 1073-2 Statement may subject the debtor or any other petitioner and their attorney to appropriate sanctions, including without limitation conversion, the appointment of a trustee or the dismissal of the case with prejudice.

NOTE: Any change in address must be reported to the Court immediately IN WRITING. Dismissal of your petition may otherwise result.

UNITED STATES BANKRUPTCY COURT  
EASTERN DISTRICT OF NEW YORK

-----x  
In Re:

463 CLASSON Ave HPFC

Case No.

Chapter

Debtor(s)  
-----x

**VERIFICATION OF CREDITOR MATRIX/LIST OF CREDITORS**

The undersigned debtor(s) or attorney for the debtor(s) hereby verifies that the creditor matrix/list of creditors submitted herein is true and correct to the best of his or her knowledge.

Dated:

5/19/23

463 CLASSON Ave HPFC

Debtor

Integrated Concepts Housing Solutions

Joint Debtor

s/

\_\_\_\_\_  
Attorney for Debtor

1. Department of Finance  
210 Joralemon St  
Brooklyn NY 11201

2. Housing Preservation & Development  
100 Gold St  
NYC, NY 10038

10038

③ Environmental Control Board

④ Lien Solutions

⑤ ERP (Emergency Repairs)  
100 Gold St  
NYC, NY 10038

⑥ N.Y.C. Law Department  
100 Church St. NYC 10007